



SENATOR TONI BOUCHER
TWENTY-SIXTH SENATE DISTRICT

LEGISLATIVE OFFICE BUILDING
300 CAPITOL AVENUE, SUITE 2302
HARTFORD, CONNECTICUT 06106-1591

Capitol: 860-240-0591
Toll Free: (800) 842-1421
E-Mail: Toni.Boucher@cga.ct.gov
Website: www.SenatorBoucher.com

State of Connecticut
SENATE

**CHIEF DEPUTY SENATE REPUBLICAN
MAJORITY LEADER**

CO-CHAIR
EDUCATION COMMITTEE
TRANSPORTATION COMMITTEE

VICE-CHAIR
BANKING COMMITTEE
FINANCE, REVENUE & BONDING COMMITTEE

MEMBER
LEGISLATIVE MANAGEMENT COMMITTEE

**Testimony in Support of HB 6880: An Act Concerning The Affordable Housing Land Use
Appeals Procedure**

By Senator Toni Boucher

February 16, 2017

Chairman Hwang, Chairman Slossberg, Chairman Butler, Ranking Member Kupchick, and other distinguished members of the Housing Committee. Thank you for the opportunity to testify in favor of HB 6880, An Act Concerning the Affordable Housing Land Use Appeals Procedure

The Affordable Housing Appeals Process, general statute 8-30g, made historic changes to the way that courts review municipal zoning decisions concerning affordable housing. Affordable housing developers can override municipal planning and zone laws if a town's affordable housing stock is less than ten percent. While many new affordable housing units have been developed since the statute was revised, the appeals procedure has also caused consternation in many towns, since it allows developers to override local zoning boards, and to construct new housing units without regard to the town's development plan.

HB 6880 has been proposed to restore some measure of control to towns over the development of affordable housing units. In the past, many towns have sought relief from affordable housing application through a statutory four-year moratorium, which could be granted to municipalities which amassed enough housing unit equivalent points. The bill would allow towns to more easily qualify for the moratorium from the Affordable Housing Appeals Process by expanding the variety of units that count toward the moratorium, lowering the number points needed for a moratorium, and allowing towns to extra points for certain unit types.

I support these measures and all legislation that would give municipalities more control over the affordable housing appeals process, and more ability to prevent developments that are often radically at odds with the town's own unique character and which may threaten the historical landscape of a community. The legislature should promote sensible changes to our affordable housing statutes that promote smart growth, and which take the needs of each individual community into consideration.

I urge the Housing Committee to support HB 6880, and thank all the members for their time and attention.